

CABINET

Wednesday, 18 June 2025

Attendance:

Councillors
Tod (Chairperson)

Cutler
Cramoysan
Becker

Learney
Porter
Thompson

Apologies for Absence:

Councillors Reach

Members in attendance who spoke at the meeting

Councillors Bolton, Godfrey, Horrill and Lee

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received from Councillor Reach as noted above.

2. **MEMBERSHIP OF CABINET BODIES ETC.**

There were no changes to be made.

3. **DISCLOSURE OF INTERESTS**

Councillors Tod and Porter declared disclosable pecuniary interests in respect of various items on the agenda due to their role as Hampshire County Councillors. However, as there was no material conflict of interest, they remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement.

4. **PUBLIC PARTICIPATION**

Two members of the public spoke regarding report CAB3501 and their comments are summarised under the relevant minute below.

5. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 21 May 2025 be agreed as a correct record.

6. **LEADER AND CABINET MEMBERS' ANNOUNCEMENTS**

Councillor Learney announced that the council was the top performing district council in the UK with a score of 68% in the Climate Emergency UK 2025 council climate action scorecards. She congratulated all the council staff involved in this achievement.

Councillor Thompson provided an update on applications for the Shared Prosperity Funds 2025/26 with applications now closed and both funds being over-subscribed.

7. **STATION APPROACH - CONCEPT MASTERPLAN**
(CAB3501)

Councillor Porter introduced the report which explained the process undertaken to date in preparing the concept masterplan and sought Cabinet endorsement for this to be considered as a material planning consideration in the assessment of future planning applications across the Station Approach site.

Two members of local groups spoke during public participation as summarised briefly below. In addition, apologies were received from Cycle Winchester had registered to speak but were unable to attend the meeting.

John Hearn (City of Winchester Trust)

He stated that the concerns had been raised previously in a formal response to the masterplan proposals but did not consider these were reflected in the summary of comments. The Trust believed that the red line boundary should be drawn wider to show the full context of the regeneration area, including two important public realm connections to the city centre. The plan should propose traffic should be re-routed to two-way in Sussex Street and the layout and position for the bus interchange should be agreed. Mechanisms for securing developer contributions for public realm improvements over and above CIL should be set out and the proposed 6-storey building should be reduced in height.

Phil Gagg (WinACC)

He emphasised the importance of providing an adequate transport interchange and ensuring sufficient space was provided in the development. As such an important feature of the scheme he believed it should be included in the masterplan. He also agreed with points made above regarding the importance of the masterplan being clearer on the pedestrian and cycling connections.

At the invitation of the Leader, Councillors Lee and Godfrey addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee acknowledged the work involved in creating the masterplan. However, he believed that the principles regarding building topology scale mass and layout alongside optimal capacity considerations should be fixed prior to any outline planning application being submitted. He asked whether a lifecycle and ecosystem services lens has been fully applied in shaping the masterplan and whether a supplementary eco design brief and sustainability charter should also be drafted. As a specific example, he queried whether underground parking solutions had been considered.

Councillor Godfrey

Councillor Godfrey confirmed his support of the redevelopment of the Station Approach area but agreed with concerns raised during public participation regarding the apparent omission of connectivity to the wider Winchester town area. He believed that slow progress was being made and although he welcomed the consultation undertaken, considered its usefulness was limited because of the lack of firm proposals set out. The vision should be made clearer and narrowed down to make it achievable. In particular, he queried why the land owned by Network Rail was included when it was unlikely to be available?

Councillors Porter and Tod together with the Corporate Head of Planning and Regulatory Services and the Head of Programme: Regeneration responded to the comments made and further questions from Cabinet members. Points included highlighting the impact of the creation of a new strategic authority for Hampshire on the ability to influence rail and transport matters and confirming that the prioritisation of sustainable transport had been at the heart of the proposals. The Highways Authority and bus companies had been involved throughout.

Cabinet also welcomed four representatives from the Design Engine consultant team to the meeting: Oliver Moore (Design Engine), Lora White (New Masterplanning), Oliver Davey (Urban Movement) and Stephen Bee (Urban Counsel). They also responded to the points raised above and further questions from Cabinet members. These included confirmation that the area outside the red line boundary was considered in terms of routes across the city centre, including reference to the Winchester Local Cycling and Walking Infrastructure Plan (LCWIP). The impact of views of the development across the city would continue to be considered.

The Design Engine team confirmed that they had liaised with the Central Winchester Regeneration Team and bus operators regarding the future demands for a bus interchange. This included the suggested possible provision of a new bus lane along Andover Road by utilising land from the Cattle Market site.

Cabinet agreed to the following for the reasons set out in the report and outlined above.

RESOLVED:

1. That the concept masterplan process be noted, including the public engagement strategy undertaken by the Regeneration Project Team which has helped to inform the preparation of the concept masterplan for the Station Approach regeneration area which has been undertaken following the Council's master planning framework process.

2. That the 'Connecting Place: Station Approach Concept Masterplan' be endorsed that is attached as Appendix 1 to the report which will then become a material consideration to inform the development management assessment of future planning applications across the regeneration area.

8. **HOUSING REVENUE ACCOUNT (HRA) SOLAR PANEL INSTALLATION
ENERGY COST REDUCTION SHARING POLICY**
(CAB3507)

On behalf of Councillor Reach, Councillor Cutler introduced the report.

At the invitation of the Leader, Councillors Lee and Horrill addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee welcomed the policy and asked that it be rolled out as quickly as possible. He raised a number of detailed points including the following: whether a cost-benefit analysis comparing in-house versus contracted maintenance would be undertaken? A suggestion that the relevant council teams formally partner with Hampshire Environment Advice Centre and the "homes made better" initiative to deliver support and optimal information for tenant; A request that the procurement and delivery model remain flexible as technology developed.

Councillor Horrill

Councillor Horrill expressed concern about the lack of consultation undertaken, including that the report had not been considered by the TACT Board. She raised a number of questions including the following: would the scheme be subsidised by the HRA? Concerns regarding staffing implications. What KPIs would be used to monitor the scheme? Concern over whether an adequate market testing had been undertaken.

Councillor Cutler together with the Strategic Director and the Retrofit Manager responded to the comments made including confirming the ongoing different methods of consultation that would take place with tenants and that the KPIs would be monitored as part of the retrofit programme. Cabinet suggested that the policy be reviewed and that an update report be submitted to either Economy and Housing Policy Committee or Cabinet Committee: Housing as appropriate.

Cabinet agreed to the following for the reasons set out in the report and outlined above.

RESOLVED:

1. That installation of solar panels and batteries to a Council tenants' home will be conditional upon the tenant agreeing to a 'use and maintenance' payment for the solar panel and battery.
2. That the use and maintenance payment will be a 50% share of the savings the household can expect from using energy from the solar panel and battery.
3. That the use and maintenance charge will commence after twelve months of usage and be based on monitored savings.
4. That the Strategic Director with responsibility for Housing be authorised to instruct the procuring and purchasing of energy monitors to install in properties receiving solar, funded from the existing retrofit budget.

9. **Q4 FINANCE & PERFORMANCE MONITORING**
(CAB3505)

Councillor Cutler introduced the report and referred to its discussion at Scrutiny Committee on 5 June 2025 where a number of points were raised and responded to at the meeting. He also reported on the committee's resolution that a number of other points be considered by himself as Cabinet Member and relevant officers.

At the invitation of the Leader, Councillors Lee and Bolton addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee repeated concerns raised at Scrutiny Committee about an alleged hedge cutting incidence during bird nesting season. He also reiterated concerns raised at the previous cabinet meeting regarding suggestions for improvements to KPIs not being included. Finally, he queried whether adequate resources would be available for the LGR process.

Councillor Bolton

Councillor Bolton repeated concerns expressed at Scrutiny Committee that only two cabinet members and one council officer were in attendance to respond to members' questions which he considered was inadequate. He asked a number of detailed questions regarding the potential impact of delays to switching to a low carbon fleet and the impact of LGR together with progress towards the TC25 targets.

Councillor Cutler responded to the comments made including highlighting that a number of them did not relate to the contents of the report and some had been addressed at the previous cabinet meeting. He also disputed comments made regarding attendance at Scrutiny Committee and emphasised that any questions

that could not be answered could be forwarded to the next Cabinet meeting to be addressed.

Cabinet agreed to the following for the reasons set out in the report and outlined above.

RESOLVED:

That the progress achieved during Q4 of 2024/25 be noted and the contents of the report be endorsed.

10. **FUTURE ITEMS FOR CONSIDERATION BY CABINET**

Cabinet noted that a report on the Corner House, North Walls, Winchester had been added as an addition to the Forward Plan since the agenda for Cabinet had been published.

RESOLVED:

That the list of future items as set out in the Forward Plan for July 2025 be noted.

The meeting commenced at 9.30 am and concluded at 11.40 am

Chairperson